

[Print](#)**Meeting Notice - Submission #5473**

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Date Submitted: 4/9/2020

**Pursuant to MGL Chapter 30A, § 18-25**

All meeting notices and agenda must be filed with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays). All meeting notices and agenda must be submitted to the Town Clerk for posting no later than one hour prior to the close of business.

**Received by Town Clerk**

4/9/2020

1:00 PM

**Is this a REVISED MEETING NOTICE\***

NO

**Date of Original Posting**

REQUIRED

**Time of Original Posting**

REQUIRED

**If this is a revision to an earlier revision, please list date and time of previous revision(s)**

Example: 01/01/16 at 12:01 PM

**Committee or Governing Body\***

Zoning Board of Appeals

**Meeting Location\***

Remote meeting, details in agenda

**Date & Time of Meeting\***

4/16/2020

7:30 PM

**Signature of Chairman or Authorized Person\***

Ethan Parsons

**Date\***

4/9/2020

**AGENDA****Important Notice:**

This meeting will not be conducted in a physical public venue.

The Zoning Board will participate in this meeting remotely using <https://zoom.us/> in accordance with the Governor's March 12 Order suspending provisions of the Open Meeting Law to promote public health and safety and social distancing during the coronavirus public health emergency. This meeting will be open to the public and broadcast via Zoom; the participation information is provided below. Listening and participating in this meeting will be available by telephone, computer or other Zoom enabled device. For assistance please contact Marie Rodgers, ZBA Administrator, at [marier@ipswichma.gov](mailto:marier@ipswichma.gov) or Ethan Parsons, Director of Planning & Development, at [ethanp@ipswichma.gov](mailto:ethanp@ipswichma.gov).

**1. Citizen Queries:****Continued Public Hearings- Comprehensive Permit Applications:**

2. 30 and 34 Town Farm Road and 17 Locust Road. Kieran McAllen requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct 40 age-restricted for-sale dwelling units (20 duplexes), of which 25% would be subsidized for low to moderate income use (Assessor's Map 30B, Lots 63, 37A and 33) (continued from the May 2017; all of 2018; all of 2019; through January and March 2020 meetings)

3. 26 Essex Road (Assessor's Map 54A, Lot 14A) 36 Essex Road (Map 54C, Lot 22); 38 Essex Road (Map 54C, Lot 22A) 42 Essex Road, (Map 54C, Lot 23) and 44 Essex Road (Map 54C, Lot 24). Essex Pastures, LLC requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct one hundred ninety-four (194) residential rental units, of which forty-nine (49) units would be affordable to households earning no more than eighty-percent (80%) of the area median income. (continued from the June, 2018 all of 2019; through January, February and March 2020 meetings) To be continued without discussion at the applicant's request.

4. 25 Pleasant Street, Elder Friendly Housing, LLC. Karl Mayer requests a Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct eight (8) age-restricted for-sale dwelling units of which 25% (2 units) would be subsidized for low to moderate income use. (Map 41B Lot 043) (continued from August 2018; all of 2019; March 2020 meetings)

5. 40 Pineswamp Road. Peter Pappalimberis requests an Appeal of the Building Commissioner's Violation Notice and Order under Zoning, but not necessarily limited to, Sections V.D and XI.G, to discontinue operating an establishment for the repair and/or service of automobiles, trucks and engines which is prohibited in RRA zoning district; unpermitted shed and/or prohibited storage containers; open storage of junk metal and storage of unregistered and unenclosed vehicles at 40 Pineswamp Road (Assessor's Map 41A, Parcel 8A) (continued from the November 2019 and January, February and March 2020 meetings) To be continued without discussion at the applicant's request.

**Continued Public Hearings:**

6. 26 Chattanooga Road John and Jane Farady requests a Special Permit pursuant to Sections XI.J and V.D to create a Private Guest House (Assessor's Map 23D, Lot 024). (continued from the March 2020 meeting)

7. 5 Hickory Lane Douglas Smith for a Special Permit pursuant to, but not necessarily limited to Sections XI.J and VI.F, Requirements for Accessory Buildings and Structures, to construct an Accessory Structure (1,260 sq. ft.) greater than 750 square feet at, located in the Rural Residential A (RRA) Zoning District. (Assessor's Map 38C, Lot 026) (continued from the March 2020 meeting)

8. 3 Merganser Rd, Robert Warren requests a Variance pursuant to, but not limited to Section XI.K and VI Dimensional and Density Regulations to relocate a 16' x 12' shed no closer than 5-feet to the front lot line. (Assessor's Map 15B, Lot 021) in the Rural Residential B (RRB) Zoning District. (continued from the March 2020 meeting)

**New Public Hearing:**

9. 17 Liberty Street, Karen Rosell requests a Special Permit pursuant to, but not limited to Sections XI.J and II.B2 to reduce the rear and side yard setback no greater than 50% of the required, to reconstruct a detached garage 16'x24'. (Assessor's Map 41B Lot 225) located in the Intown Residential (IR) Zoning District.

10. Approval of Minutes: 1.13.20 and 2.20.20

To listen with an opportunity to participate in this public meeting please use the following link or telephone numbers:

**Join Zoom Meeting**

<https://zoom.us/j/486429245?pwd=REIBcjJLT0ttSIQxdXBqcXQzUkgyZz09>

Meeting ID: 486 429 245

Password: 9v3fcm

One tap mobile

+19292056099,,486429245#,,#948530# US (New York)

+13126266799,,486429245#,,#,948530# US (Chicago)

OR:

Dial by your location

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+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

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Meeting ID: 486 429 245

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